Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	48A Ray Street, Castlemaine Vic 3450

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $675,000

Median sale price

Median price $750,000 Property Type House Suburb Castlemaine

Period - From 18/05/2022 to 17/05/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/30 Wheeler St CASTLEMAINE 3450	$695,000	28/04/2023
2	111 Gingell St CASTLEMAINE 3450	$680,000	19/04/2023
3	1/1 Wilkie St CASTLEMAINE 3450	$650,000	21/11/2022

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 18/05/2023 10:08

48A Ray Street, Castlemaine Vic 3450

3 2 3

Property Type: House
Land Size: 580 sqm approx

Agent Comments

Indicative Selling Price
$675,000
Median House Price
18/05/2022 - 17/05/2023: $750,000

Comparable Properties

3/30 Wheeler St CASTLEMAINE 3450 (REI)

3 1 2

Price: $695,000
Method: Private Sale
Date: 28/04/2023
Property Type: House
Land Size: 405 sqm approx

Agent Comments

111 Gingell St CASTLEMAINE 3450 (REI)

2 1 2

Price: $680,000
Method: Private Sale
Date: 19/04/2023
Property Type: House
Land Size: 706 sqm approx

Agent Comments

1/1 Wilkie St CASTLEMAINE 3450 (REI/VG)

3 2 1

Price: $650,000
Method: Private Sale
Date: 21/11/2022
Property Type: House
Land Size: 392 sqm approx

Agent Comments

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172

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